

EXHIBIT “A”

TEMPORARY PRIVATE SEWAGE DISPOSAL SYSTEM POLICY

PURPOSE AND INTENT

The City of La Cañada Flintridge has embarked on a program to provide sanitary sewers to areas of the city that rely solely on private on-site systems for wastewater disposal. This program will proceed incrementally through four-designed sewer zones. When the engineering is completed for an individual zone, a vote will be held to determine the degree of support for providing sewers to that zone.

The City recognizes the dilemma facing many homeowners with sewage disposal systems that require repair or replacement due to system failure or expansion of their home when future sewer installation is a known factor. Requiring total replacement can be a huge financial burden in those instances when public sewers may be available to the property within a short period of time. This policy is intended to provide a means of addressing on-site sewage disposal concerns for the limited period of time between an on-site septic system failure, expansion or replacement and the availability of a public sanitary sewer system.

TEMPORARY PRIVATE SEWAGE DISPOSAL SYSTEM

During the period of time when engineering, survey, and voting activities take place within the City of La Cañada Flintridge for the purpose of establishing public sanitary sewers eligible existing single family dwellings shall have the option of a temporary private sewage disposal system for a limited basis subject to the following conditions:

1. The sewage disposal system is located in alluvial soil.
2. A six-foot diameter, ten-to-fifteen-foot (below inlet) seepage pit is installed in conjunction with the existing system. No geology or percolation testing will be required. If the current system is served by leach lines, a fifty-foot leach line, providing at least 250 square feet of leaching area, will be accepted as an equivalent to the 15-foot-deep pit. Applicant/homeowner will provide a scaled plot plan showing the location of the proposed system.
3. Monitoring confirms that the temporary system is operating in a sanitary manner. The seepage pit shall have a riser to grade with a removable cap for monitoring. The end of the leach line shall be equipped with an inspection riser to grade.
4. All gray water is confirmed to drain into the septic system.
5. The Temporary Private Sewage Disposal System shall be available for monitoring. Such monitoring will be conducted by the Los Angeles County Departments of Public Works and Health Services as the designated agents of the City of La Canada Flintridge.

ELIGIBILITY

This policy extends to existing single family dwellings that have one of the following conditions:

Condition #1: private sewage disposal system is failing

1a. Failing System within City's Sewer District #2

1. Existing single family dwelling
2. Petition Los Angeles County Department of Health Services as the designated agents of the City of La Canada Flintridge with a declaration that system is failing
3. Construct new temporary private sewage disposal system with no review requirements (due to favorable soil conditions of this area - alluvial soil & historic data)
4. All fixtures (including gray water) must be connected to the new seepage pit or leach line
5. Agree to hookup to sewer within 180 days of sewer availability
6. Agree that if sewer is not constructed (for any reason) the private septic system must be brought into compliance with current Los Angeles County Department of Health Services' standards within 180 days of the determination
7. A signed and notarized covenant (see attachment #1 Declaration of Covenant, Conditions and Restrictions (CC&Rs)) shall be recorded against the property acknowledging and accepting the limited use of this temporary system and the obligation for future hookup or compliance with current Los Angeles County Department of Health Services' standards
8. Sufficient area shall be available for the installation of a code complying system should the voters not support the vote for sewers.

1b. Failing System within City's Sewer District #3

1. Same conditions as 1a
2. Inspection required after one year or upon filing of a complaint
3. Inspection to be conducted by the City and/or its designed agents the Los Angeles County Departments of Health Services and Building and Safety

1c. Failing System within City's Sewer District #4

1. Same conditions as 1b
2. Inspections required every 6-months after first inspection or upon filing of a complaint

1d. Failing System within City's Sewer District #5

1. Same as conditions as 1c with the exception of Condition 1a. #3
2. District #5 is considered a potential problem area and will require additional precautions
3. Geology Report is required for short term system

Condition #2: during a transfer of ownership, a third party certification inspection has revealed that the existing system is in danger of failing

The sale of a house with existing septic system and the owner or buyer has concern or wants assurances.

1. Same conditions apply as Condition 1a-d
2. If septic system is not failing, the City's policy is that previously approved systems are not subject to current standards unless the number of fixtures or bedrooms are increased

Condition #3: the owner proposes an addition or remodel of the dwelling

Total remodel of an existing dwelling or new construction does not qualify for this option, unless sewers have been approved by the voters.

3a. Additions or remodels will not trigger review if all of the following conditions are met:

1. No increase in existing fixture count
2. No additional bedrooms according to the City's policy
3. Improvements are located within the existing footprint of the house (interior modifications or second story additions above existing house)

3b. If addition or remodel increases footprint or fixtures but is within the City's policy range for fixtures for the capacity of the existing system (See Procedures for Application for Approval of Private Sewage Disposal System Construction, January 1, 2000, Section 7 Septic Tank Capacity), the following is required:

1. Sign and record CC&R (attachment #1) that requires connection to sewers within 180 days of their availability to the residence

3c. If the addition or remodel includes only one bedroom and/or one bathroom beyond the existing capacity of the system and policy range :

1. Sign and record CC&R that requires connection to sewers within 180 days of their availability to the residence
2. Assessment by the Los Angeles County Department of Health Services as the designated agents of the City of La Canada Flintridge regarding encroachment into the expansion area
3. Compliance with the same requirements of Condition # 1a. 1,3,6,7&8 for failing systems in Sewer Districts #2-5
4. Monitoring maybe required. Initial monitoring within 6-months of approval and once every year thereafter

3d. If the addition or remodel creates increase demand, a full Los Angeles County Department of Health Services compliance review is triggered. *Increase demand* is defined as any addition or remodel above one bedroom and/or one bathroom, or any demand increase greater than 50%

Condition #4: the owner proposes an addition or remodel of the dwelling

The total remodel of an existing dwelling or new construction that occurs prior to approval of sewers by the voters.

4a. Additions or remodels will not trigger review if all of the following conditions are met:

1. No increase in existing fixture count
2. No additional bedrooms according to the City's policy
3. Improvements are located within the existing footprint of the house (interior modifications or second story additions above existing house)

4b. If addition or remodel increases footprint or fixtures but is within the City's policy range for fixtures for the capacity of the existing system (See Procedures for Application for Approval of Private Sewage Disposal System Construction, January 1, 2000, Section 7 Septic Tank Capacity), the following is required:

1. Assessment by the Los Angeles County Department of Health Services as the designated agents of the City of La Canada Flintridge regarding encroachment into the expansion area
2. Sign and record CC&R the requires connection to sewers within 180 days of their availability to the residence

4c. If the addition or remodel includes only one bedroom and/or one bathroom beyond the existing capacity of the system and policy range:

1. Assessment by the Los Angeles County Department of Health Services as the designated agents of the City of La Canada Flintridge regarding encroachment into the expansion area
2. Compliance with the same requirements of Condition # 1a. 1,3,6,7&8 for failing systems in Sewer Districts #2-5
3. Sign and record CC&R the requires connection to sewers within 180 days of their availability to the residence

4d. If the addition or remodel creates increase demand. *Increase demand* is defined as any addition or remodel above one bedroom and/or one bathroom, or any demand increase greater than 50%

1. A full Los Angeles County Department of Health Services feasibility review is triggered.
2. Within Districts 2 & 3 property owners will be allowed to construct new temporary private sewage disposal system based on the feasibility study